

<u>APPLICATION NO:</u>	21/00580/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	46 Swanside Road, Roby, L14 7NN		
<u>PROPOSAL:</u>	*RETROSPECTIVE APPLICATION* TO REPLACE EXISTING FLAT ROOF TO PITCHED ROOF WITH TILES TO EXISTING REAR EXTENSION WITH 3 NEW VELUX ROOF LIGHTS.		

Site Description

The application site is located at 46 Swanside Road, Roby and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is pebbled-dashed rendered facing on its front, side and rear elevations. Along with white UPVC openings and red interlocking roof tiles.

The site is situated at the inside of a curve of the highway and the property benefits from an attached garage as well as a single storey rear extension.

Proposal

The application seeks retrospective permission for the retention and permission of a mono-pitched roof from a flat roof which serves the single storey rear extension.

The proposed pitched roof has already been erected in 2021 in conjunction with a Building Control application, which was when the original planning application was received. It has been established that from the original submission, the only part that would require planning permission was the change from a flat roof to a pitched roof for the rear extension. Google Maps Street View shows that in 2019 the roof was a flat roof. Images from 2022 show that the pitched roof had been erected.

The eaves of the pitched roof measure 2.81m and the highest part of the roof measures at a height of 3.59m. The pitched roof protrudes 1m out from the rear elevation of the dwellinghouse and is 1.05m above the adjoined garage. The roof slope also features 3 Velux rooflights.

Consultations

None Required

Representations

This application has been publicised by letters sent to 9 neighbours.

There have been 0 letters of objection, 1 letters of support and 0 letters of comment. The representations are summarised as follows:-

44 Swanside Road – In support of the application and since the erection of the pitched roof nearly 2 years ago, it does not adversely affect the house or amenities.

Planning History

APP. NO: 74/03735/HIST
PROPOSAL: KITCHEN AND LOUNGE EXTENSION
DECISION: GRANTED
DECISION DATE: 12 December 1978

APP. NO: 99/00575/APP
PROPOSAL: ERECTION OF ATTACHED GARAGE, PORCH AND CANOPY
TO SIDE OF
DECISION: GRANTED
DECISION DATE: 4 October 1999

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
H5 - Development within Primarily Residential Areas
H8 - Extensions and Alterations to Residential Properties

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The existing dwelling is pebble-bash rendered facing, with white UPVC openings and tiled roof. The proposed development would use materials that are cohesive to the existing dwelling and would not appear incongruous.

Design

The Householder Development SPD generally favours pitched roofs over flat roofs in design terms. Section 6 of the Householder Development SPD, 6.5 Rooflines, states that, when considering the roof of an extension, the main building and similar nearby dwellings (if any) should be a guide. In design terms, the proposed development is not of an ideal design when considered against the guidance of the Householder Development SPD, but it is not considered unacceptable or to result in an adverse harmful impact.

The SPD states that, the overriding principle is the selection of design, angle of pitch, external materials, scale/proportion and colour which is sympathetic and appropriate to the host dwelling and the character of the surrounding area.

The rear extension surpasses the side elevation of the dwellinghouse by 1m and therefore there is a protrusion of the pitched roof, which is more visible and prominent in contrast to the previous flat roof. A hipped roof or a roof that tied in at the corner would have been a more appropriate choice in design.

However, it is not considered to hold an overall prominent view when observed with the street scene as a whole. The adjacent dwellinghouse sited to the South-West from the application site, largely screens the protruding section and this reduces any significant harm to the overall street scene.

Overall, when considering the design of the pitched roof erected to replace the flat roof, it is deemed the roof is not strictly in accordance with the guidance of the Householder Development SPD, although it would not be deemed to cause significant harm to the character of the area. As stated previously, it is largely alleviated by the adjacent dwelling that screens it from most viewpoints. It is considered also that given the roof would serve a single storey rear extension, it is largely contained to a private amenity area, and this would further ensure to not having a significant impact on the overall street scene and would not appear to be unacceptably unsympathetic impact.

The previous flat roof consisted of two differing heights (3.12m and 3.37m) as one section of the roof was elevated higher. The previous flat roofs protruding section featured a height of 0.34m above the garage. Therefore, it would be an acceptable increase in height from the flat roof to the pitched roof. It would not be considered to have an unacceptable design.

The proposed development would be considered to be in accord have an acceptable design and would not be considered to detrimentally contravene the Householder Development SPD and would be in accord with Saved Policy H8 of the UDP.

Residential Amenity

44 Swanside Road

No.44 is the paired, semi-detached dwellinghouse. The original front and rear building lines sit in line with one another. No.44 benefits from a small rear porch extension and an adjoined garage to the side elevation.

The development would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.44.

The representation received are in support of the proposal and echoed that it has been in place since circa 2021. There are no objections received from 44 in regard to the retrospective planning application.

46A Swanside Road

No.46 is the adjacent dwelling and is sited to the South-West from the application site. No.46 is orientated diagonally to accommodate the curve in the highway. The property benefits from an adjoined garage off the side elevation, a front porch extension and a rear outrigger.

The development would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.46A.

There have been no representations received to object to the application.

Conclusion

The proposal would be acceptable in terms of design and residential amenity. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That Planning Permission be granted subject to the following condition(s):-

- 1) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30/08/2023	1113-02-04-002	-	ELEVATIONS - PROPOSED
30/08/2023	1113-02-04-002	-	FLOOR PLANS - PROPOSED
26/09/2023	Location Plan	-	LOCATION PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **2 October 2023**

Informatives

Not applicable.

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed